

CITY OF MINNEAPOLIS

At a Glance: Windom Park

Department of Regulatory Services

August 15, 2015



Minneapolis
City of Lakes



Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Conversion & CHOWN (Change of Ownership)

- Conversions refer to properties that have been converted to a rental licensed property
- Change of Ownership means a rental licensed property has changed ownership

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP (Conduct on Premise)

- COP Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to a "Good Cause List" which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU (Problem Properties Unit)

- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

Police Calls

- Police Calls are defined as all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with one particular incident.
- Police calls at an intersection, street or area not identified at a specific property are not included. Domestic and medical related calls are also not included.

Rental Licenses

- Includes all rental dwellings and dwelling units, including rented single-family dwellings and rented dwelling units in owner-occupied dwellings, as well as to rented condominiums, rented townhouses and leasehold cooperative dwelling units
- Certain dwellings are exempt including hotels; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manses and rectories; hospitals; public housing; and owner-occupied dwelling units in a cooperative, condominium or townhouse building

VBR (Vacant Building Registry)

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Windom Park Profile *as of 7/20/15*



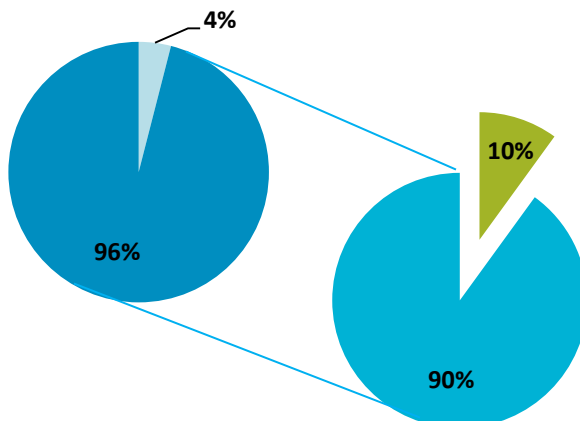
<u>Assessor's Land Use for All Properties</u>	<u>Count</u>	<u>%</u>
Bar, Restaurant, Club, Entertain.	03	0.2%
Comm Work Shop	00	0.0%
Common Area	00	0.0%
Garage or Misc. Residential	00	0.0%
*Group Residence	02	0.1%
Ind. Warehouse, Factory	00	0.0%
Institution, School, Church	04	0.2%
Misc. Commercial	01	0.1%
*Mixed Comm., Res, Apt	16	0.9%
*Multi Family (Residential)	425	24.7%
Not Available	00	0.0%
Office	06	0.3%
Public Accommodations	00	0.0%
Retail	11	0.6%
*Single Family (Residential)	1,210	70.2%
Sport or Recreation Facility	01	0.1%
Utility	00	0.0%
Vacant Land	42	2.4%
Vehicle Related Use	02	0.1%
Grand Total	1,723	100%

[Click here to see a complete neighborhood business directory.](#)

*Includes Residential Use

Rental Licensed Parcel Breakdown by Paid Units

■ condo
 ■ 4+ Units
 ■ 1 - 3 Units
 ■ non-condo



<u>Rental Licensed Parcels</u>	
Total Rental Licenses	410
Parcels with Rental Licenses	408
Rental Units	1,072
Average Rental Units	2.6
Rentals / Total Residential	24.7%

<u>Conversions and CHOWNs</u>	<u>2014</u>	<u>Last 5 Years</u>
Parcels with Conversions	13	45
Parcels with Change of Ownerships	10	77

<u>Rental License Applicants by Area of Residence:</u>	<u>Licenses</u>	<u>%</u>
Minneapolis	242	58.6%
St. Paul	11	2.7%
Rest of Metro Area	129	31.2%
Rest of Minnesota	12	2.9%
Out of State	19	4.6%
Out of Country	00	0.0%

<u>Rental Licensed Parcels by Paid Unit Counts</u>	<u>Parcels</u>	<u>%</u>	<u>Total %</u>
1 Unit	191	46.8%	46.8%
Condo Units	07	3.7%	
Non-Condo Units	184	96.3%	
2 Units	162	39.7%	86.5%
3 Units	16	3.9%	90.4%
4-5 Units	09	2.2%	92.6%
6-10 Units	07	1.7%	94.4%
11-15 Units	16	3.9%	98.3%
16-20 Units	01	0.2%	98.5%
21-30 Units	05	1.2%	99.8%
31+ Units	01	0.2%	100.0%
Grand Total	408	100%	100%

Windom Park Profile *as of 7/20/15*

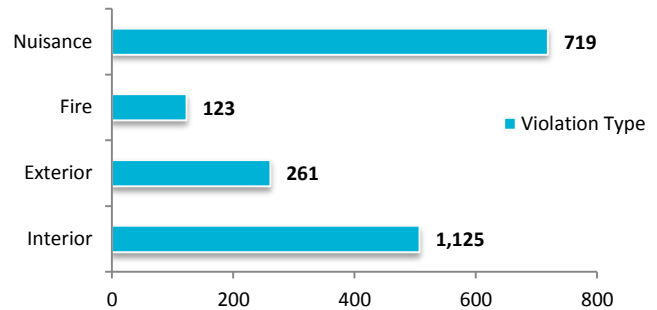


Housing Violations & Police

<u>Calls (Last 2 years)</u>	<u>Parcels</u>	<u>Violations</u>
All Violations	552	1,610
Interior Violations	167	507
Exterior Violations	97	261
Fire Violations	59	123
Nuisance Violations	451	719
Total Police Calls	522	3,405

**Police Call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.*

Violation Types (Last 2 Years)

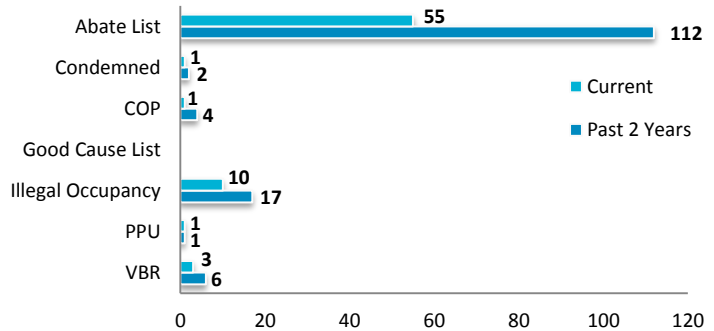


Parcels with Serious Flags

<u>Past 2 years</u>	<u>Current</u>
VBR	06
Condemned	02
Illegal Occupancy	17
PPU	01
Good Cause List	00
COP	04
Abate List*	112

**Historical Abate list data is only available for the last year*

Parcels with Serious Flags

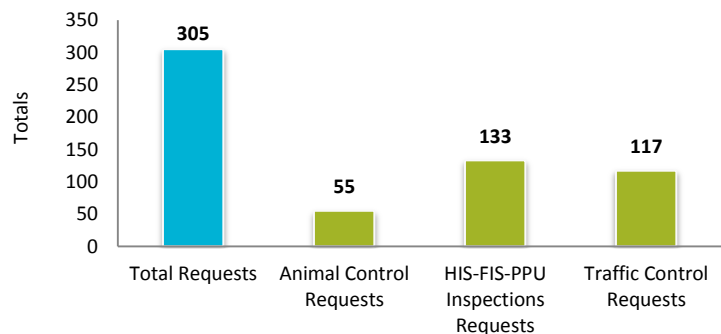


Regulatory Services 311

Service Requests

<u>(2014 Totals)</u>	<u>Requests</u>	<u>%</u>
Ward Total	2,408	100%
Total	305	12.7%
Animal Control	55	2.3%
HIS-FIS Inspections	133	5.5%
Traffic Control	117	4.9%

2014 Regulatory Services 311 Service Requests



Traffic Control Citations

<u>(2014 Totals)</u>	<u>Citations</u>	<u>%</u>
Ward Total	5,144	100%
Total	821	16.0%
Snow Emergency*	332	6.5%
Non-Snow Emergency	489	9.5%

**Snow Emergency citations span from December 2013 through March 2014*

Animal Care & Control

<u>Dangerous Dogs</u>	<u>Dogs</u>	<u>%</u>
Ward Total	02	100.0%
Total	00	0.0%

Windom Park Demographic Profile



Windom Park Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	5,638	664	4,974	2,834	2,805	2,929	2,825	104
Percentage	100.0%	11.8%	88.2%	50.3%	49.8%	100.0%	96.4%	3.6%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	4,334	466	381	18	238	0	202
Percentage	76.9%	8.3%	6.8%	0.3%	4.2%	0.0%	3.6%

Data Source:	2008-2012 American Community Survey									
Category:	Education					Language		Household Income		
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	419	829	1,260	1,413	465	4,696	674	1,322	740	751
Percentage	9.6%	18.9%	28.7%	32.2%	10.6%	87.4%	12.6%	47.0%	26.3%	26.7%

Notes:

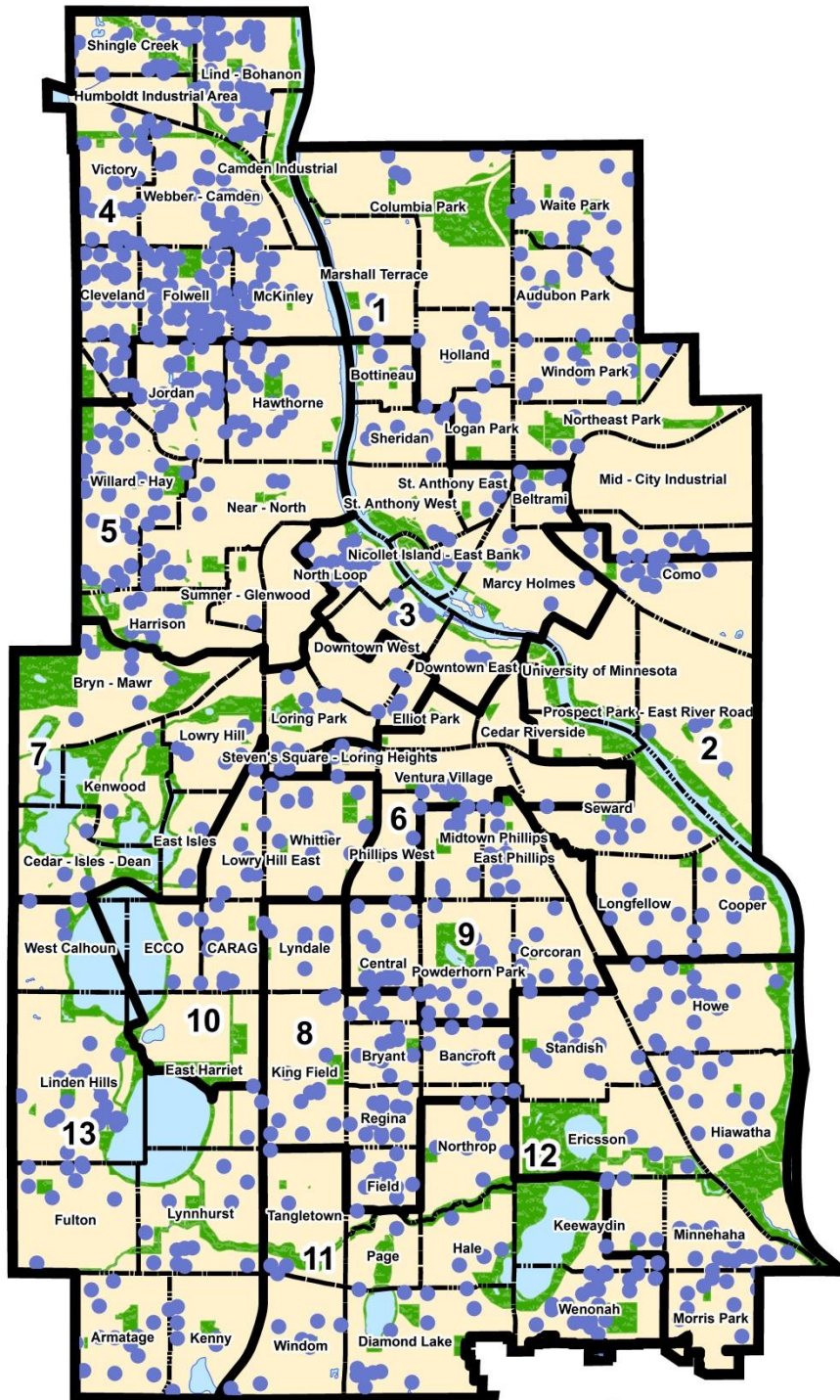
The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

CPED <http://www.minneapolismn.gov/census/2010/index.htm>

Citywide Rental License Conversions in 2014



Legend

- Conversion Properties
- 1 Ward Boundaries
- Armatage Neighborhood Boundaries
- Parks
- Water Bodies

Summary

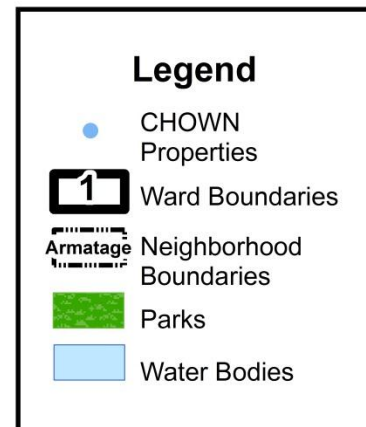
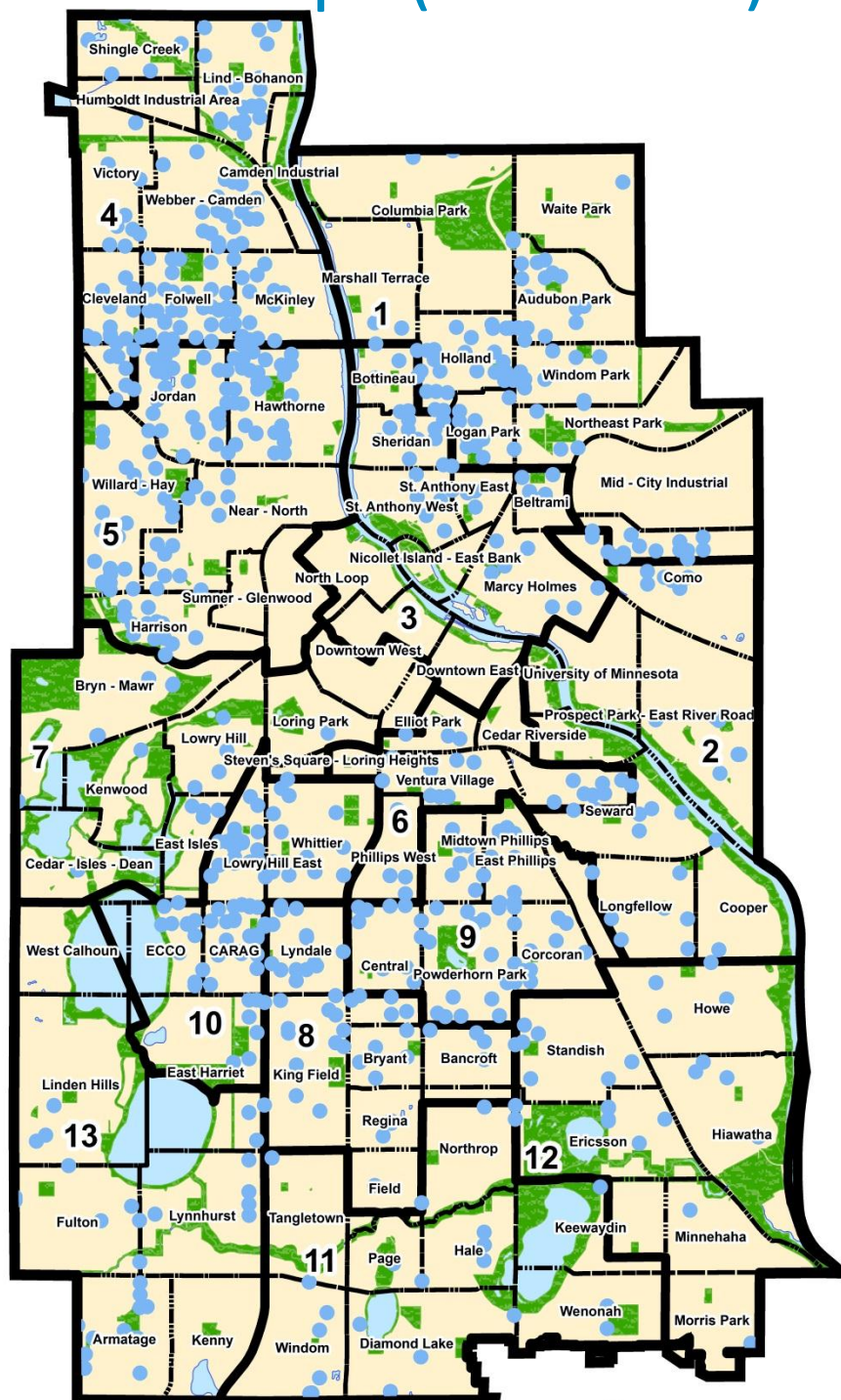
Ward	Conversions	Total Percentage of Properties
01	86	8.2%
02	44	4.2%
03	83	7.9%
04	253	24.2%
05	111	10.6%
06	18	1.7%
07	55	5.3%
08	69	6.6%
09	58	5.5%
10	37	3.5%
11	75	7.2%
12	83	7.9%
13	74	7.1%

Total Properties: 1,046

0 0.5 1 2 Miles



Citywide Rental License Change of Ownerships (CHOWNs) in 2014



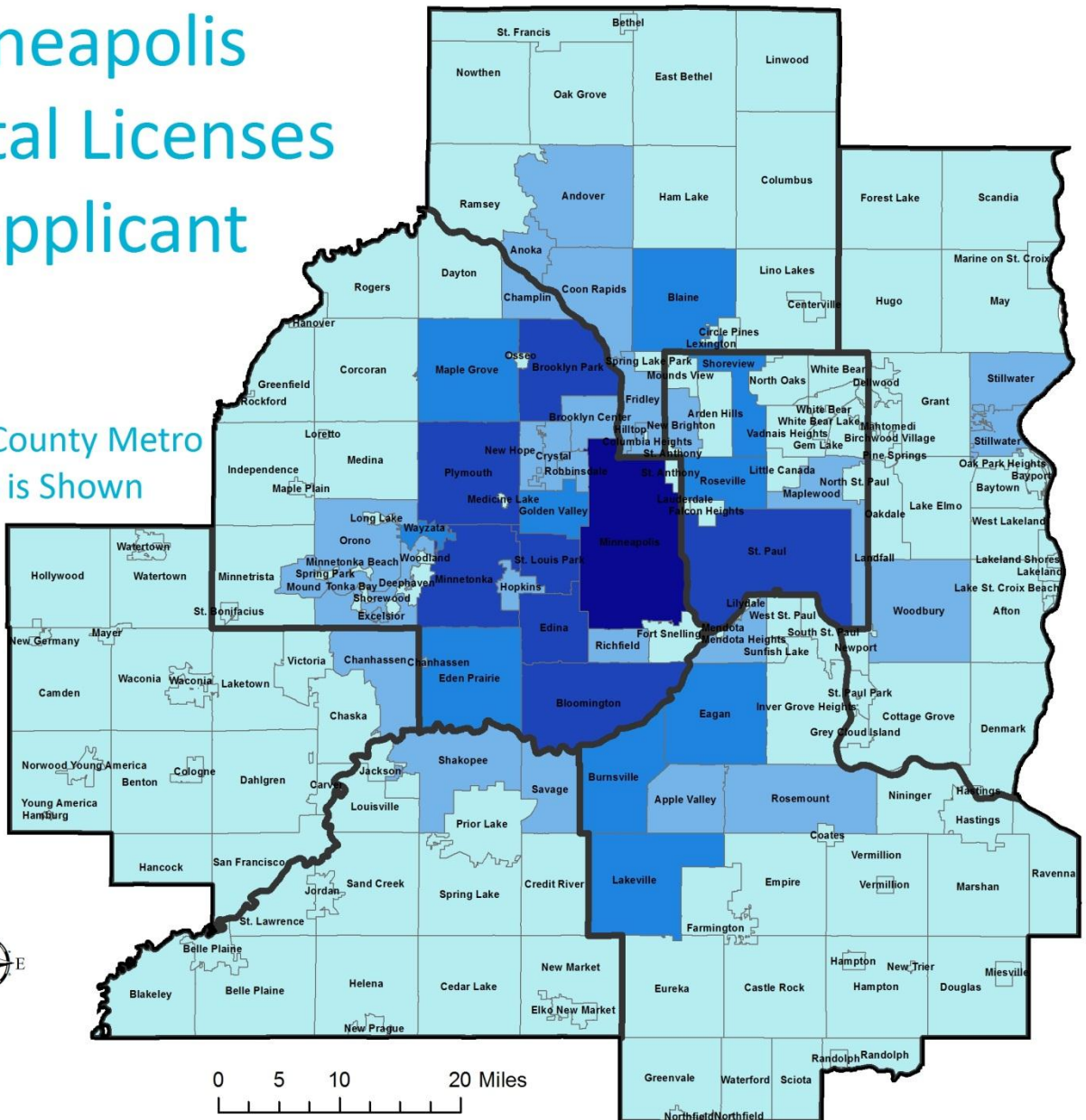
Summary		
Ward	CHOWNs	Total Percentage of Properties
01	91	12.8%
02	31	4.4%
03	39	5.5%
04	130	18.3%
05	118	16.6%
06	30	4.2%
07	18	2.5%
08	48	6.7%
09	53	7.4%
10	74	10.4%
11	25	3.5%
12	24	3.4%
13	31	4.4%
Total Properties: 712		

0 0.5 1 2 Miles



Minneapolis Rental Licenses by Applicant City

*Only 7-County Metro Area is Shown



Legend

County Boundaries

Number of Rental Licenses by City

- 0-36 Rental Licenses
- 37-135 Rental Licenses
- 136-309 Rental Licenses
- 310-836 Rental Licenses
- 837+ Rental Licenses

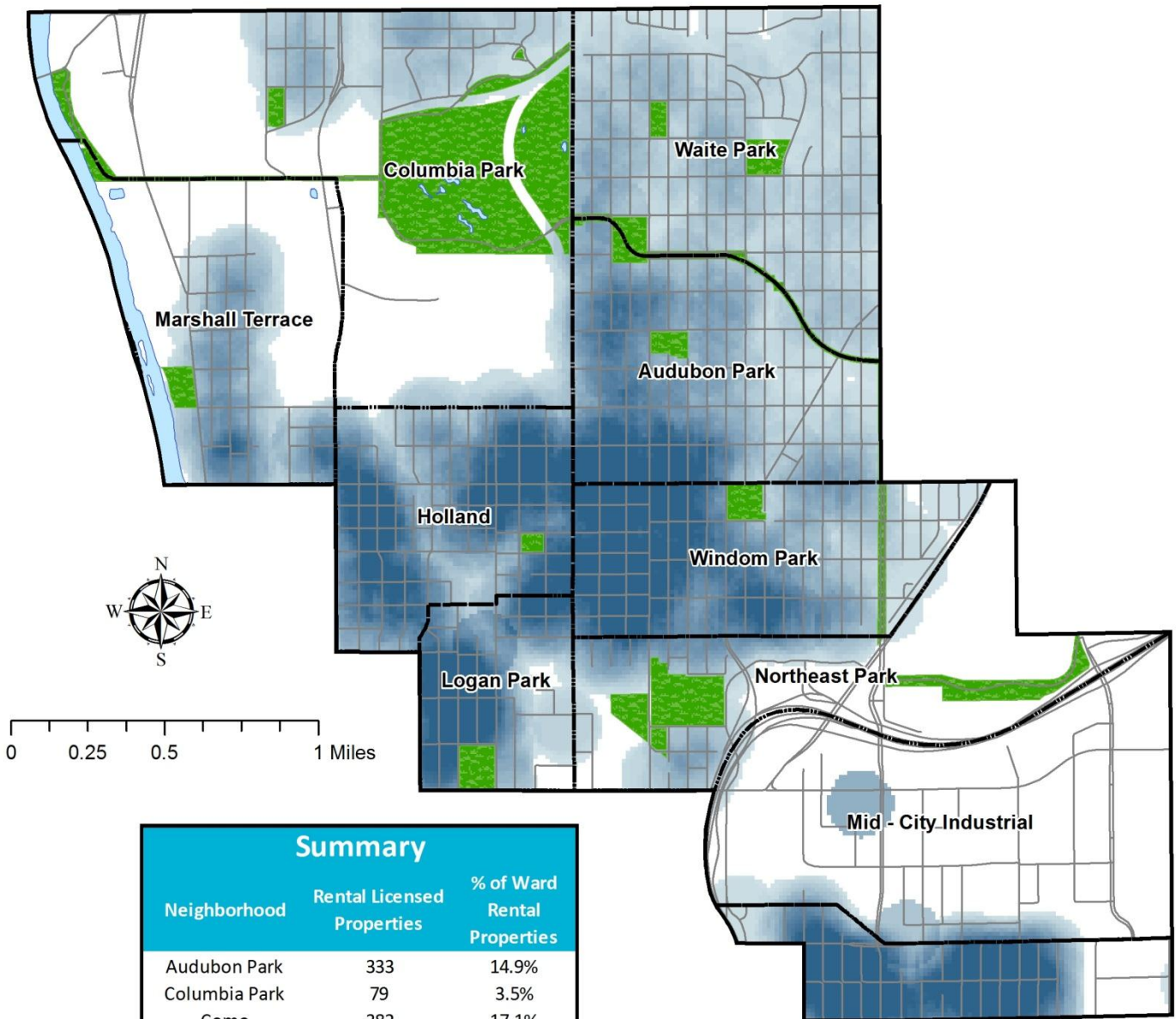
Location of Rental Licenses Applicants in Ward 1

Region	Total Number of Rental Licenses	% of Total Rental Licenses
Minneapolis & St. Paul	1223	54.4%
7-County Metro Area	839	37.3%
Rest of Minnesota	46	2.0%
Out of State	137	6.1%
Out of Country	04	0.2%
Grand Total	2249	100.0%

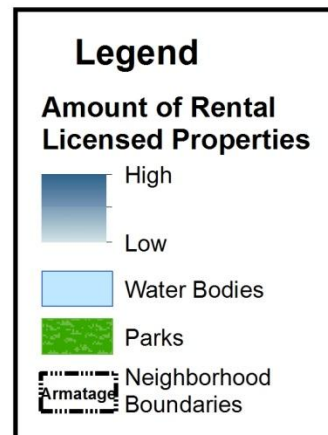
Top Cities with the Most Rental Licenses in Minneapolis

City	Number of Rental Licenses
Minneapolis	11,573
St. Paul	836
Edina	572
Brooklyn Park	433
Plymouth	425
St. Louis Park	412
Bloomington	411
Minnetonka	389
Eden Prairie	309
Maple Grove	282
Total	15,642
% of Total Rental Licenses	73.0%

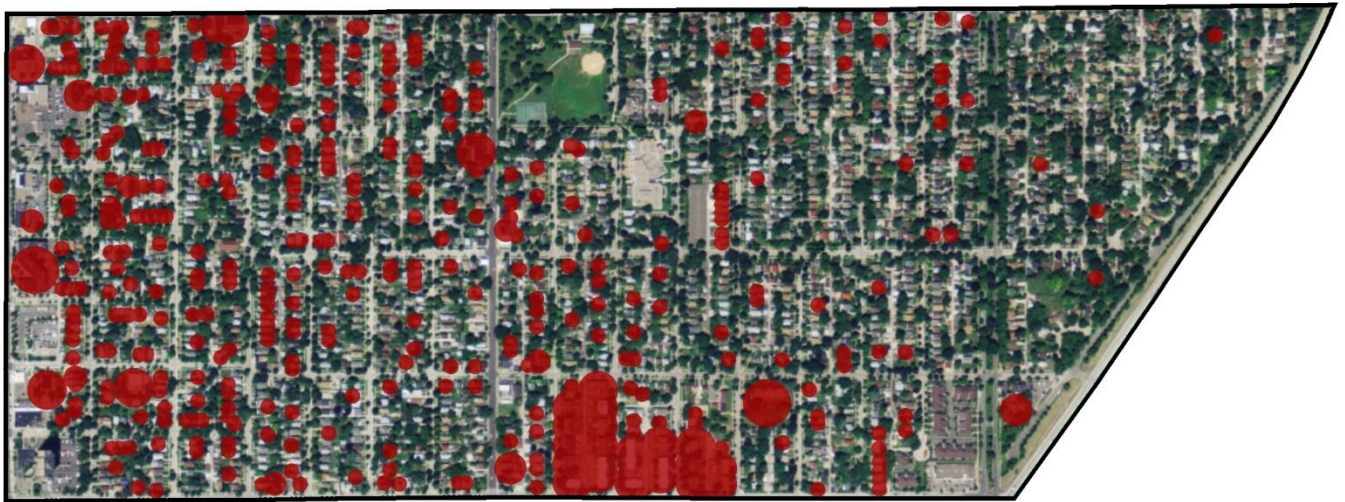
Ward 1 Rental Properties



Summary		
Neighborhood	Rental Licensed Properties	% of Ward Rental Properties
Audubon Park	333	14.9%
Columbia Park	79	3.5%
Como	382	17.1%
Holland	421	18.8%
Logan Park	240	10.7%
Marshall Terrace	121	5.4%
Mid-City Industrial	21	0.9%
Northeast Park	63	2.8%
Waite Park	172	7.7%
Windom Park	408	18.2%
Totals	2,240	100.0%



Windom Park Rental Properties



0 0.125 0.25 0.5 Miles



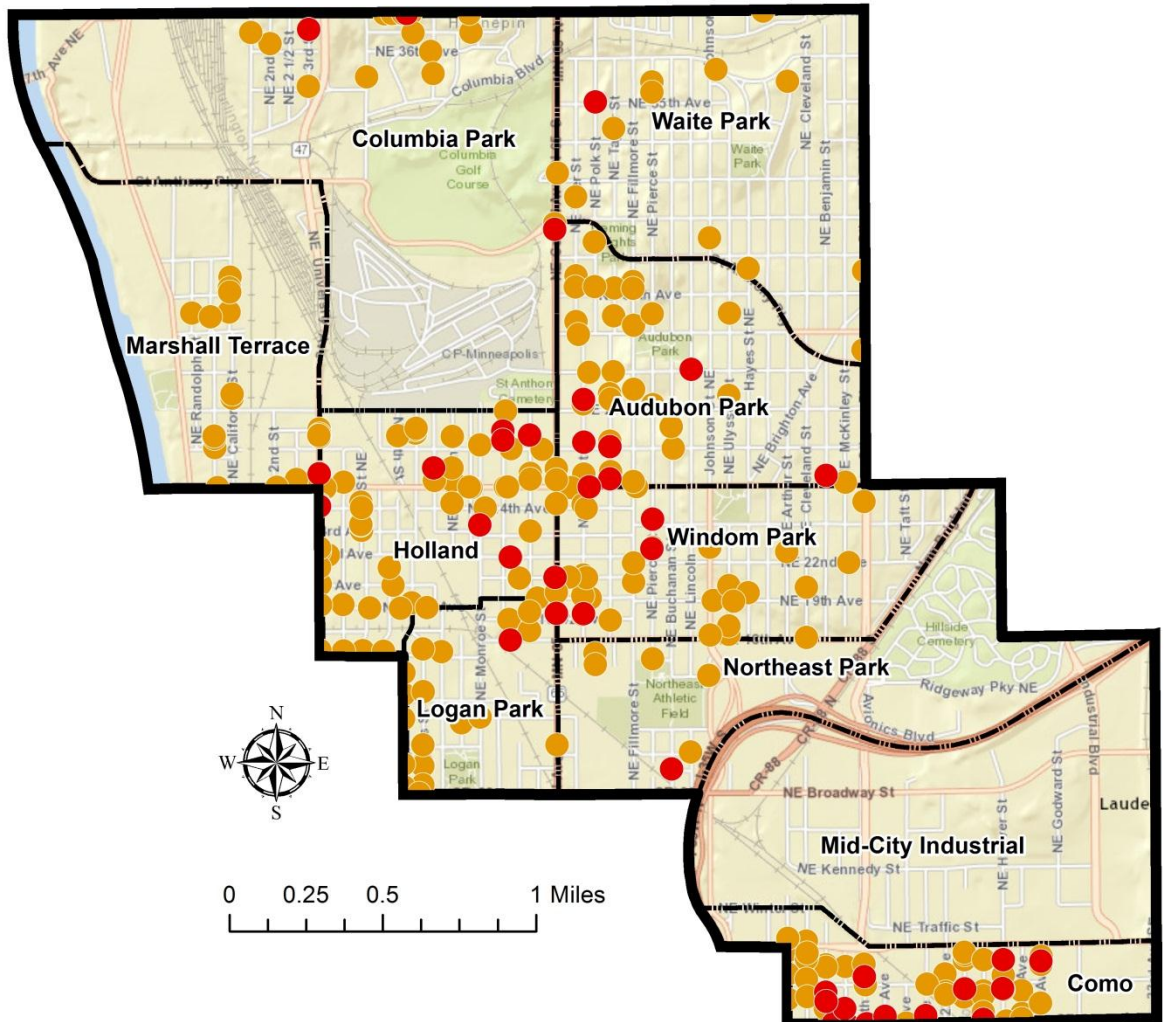
Summary		
Neighborhood	Rental Licensed Properties	Total Rental Units
Windom Park	408	1,072
Ward Total	2,240	4,676

Legend

Rental Licensed Properties by Paid Units

- 1-3
- 4-5
- 6-10
- 11-25
- 26+

Ward 1 Tier 2 and Tier 3 Rental Licenses



Legend

- Tier 3 Licenses
- Tier 2 Licenses
- 1 Ward Boundaries
- Neighborhood Boundaries

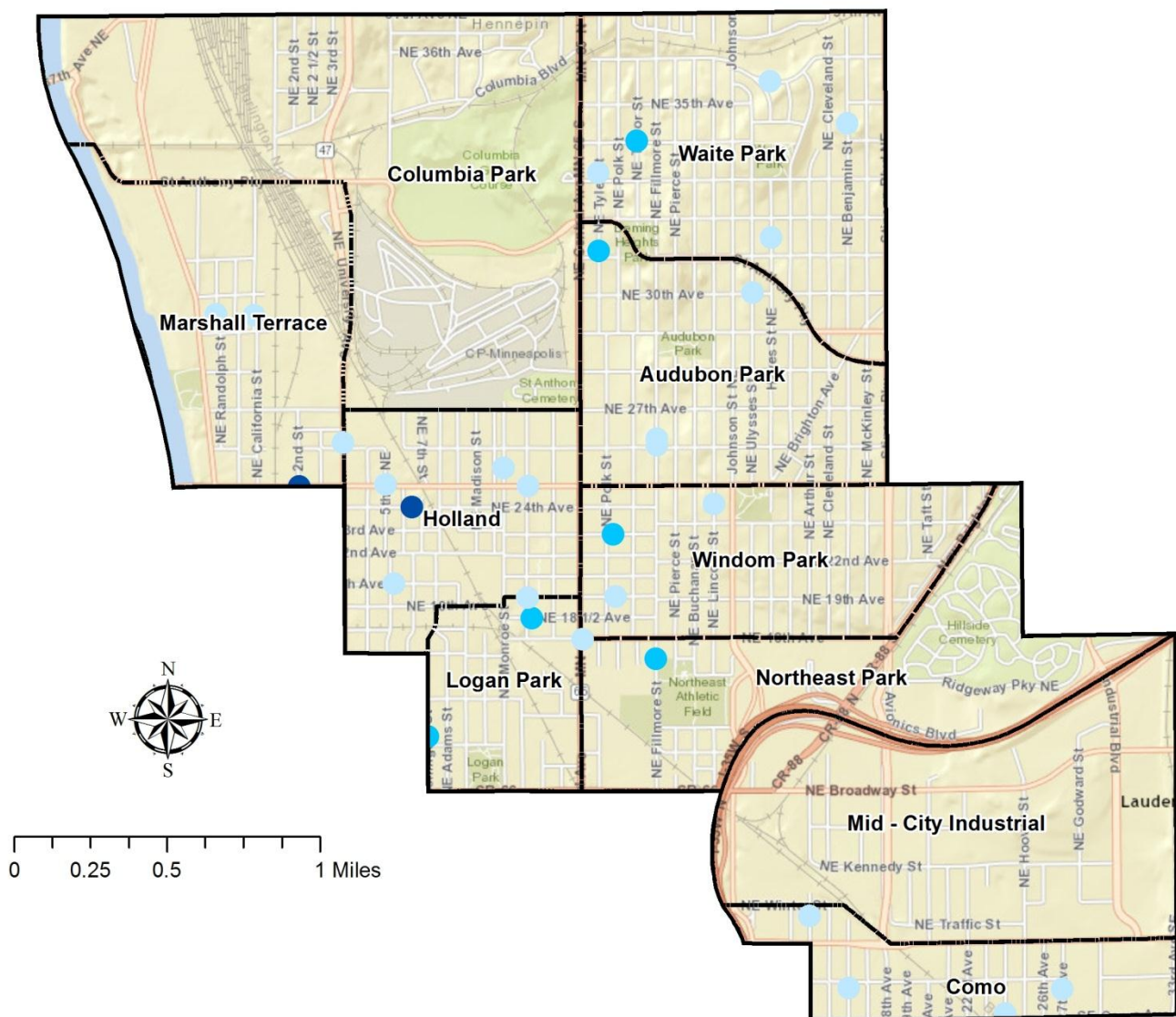
Summary

Neighborhood	Tier 2 Licenses	Tier 3 Licenses	Total Licenses	% of Total Licenses
Audubon Park	33	08	41	15.9%
Columbia Park	14	02	16	6.2%
Como	40	12	52	20.2%
Holland	56	07	63	24.4%
Logan Park	16	02	18	7.0%
Marshall Terrace	15	03	18	7.0%
Northeast Park	05	04	09	3.5%
Waite Park	12	01	13	5.0%
Windom Park	27	01	28	10.9%
Ward 1 Totals	218	36	258	100.0%



Created by the
City of Minneapolis
Regulatory Services
Erik Lundborg - Intern
Data as of June 25, 2015

Ward 1 Condemned (CON) and Vacant (VBR) Properties



Legend

- CON
- VBR
- CON & VBR



Neighborhood Boundaries

Summary

Neighborhood	CON	VBR	CON & VBR
Audubon Park	00	03	01
Columbia Park	00	00	00
Como	00	04	00
Holland	01	04	00
Logan Park	00	01	02
Marshall Terrace	01	03	00
Mid-City Industrial	00	00	00
Northeast Park	00	01	01
Waite Park	00	04	01
Windom Park	00	02	01
Ward Total	02	22	06

Windom Park Condemned (CON) and Vacant (VBR) Properties



Legend

- VBR
- CON & VBR

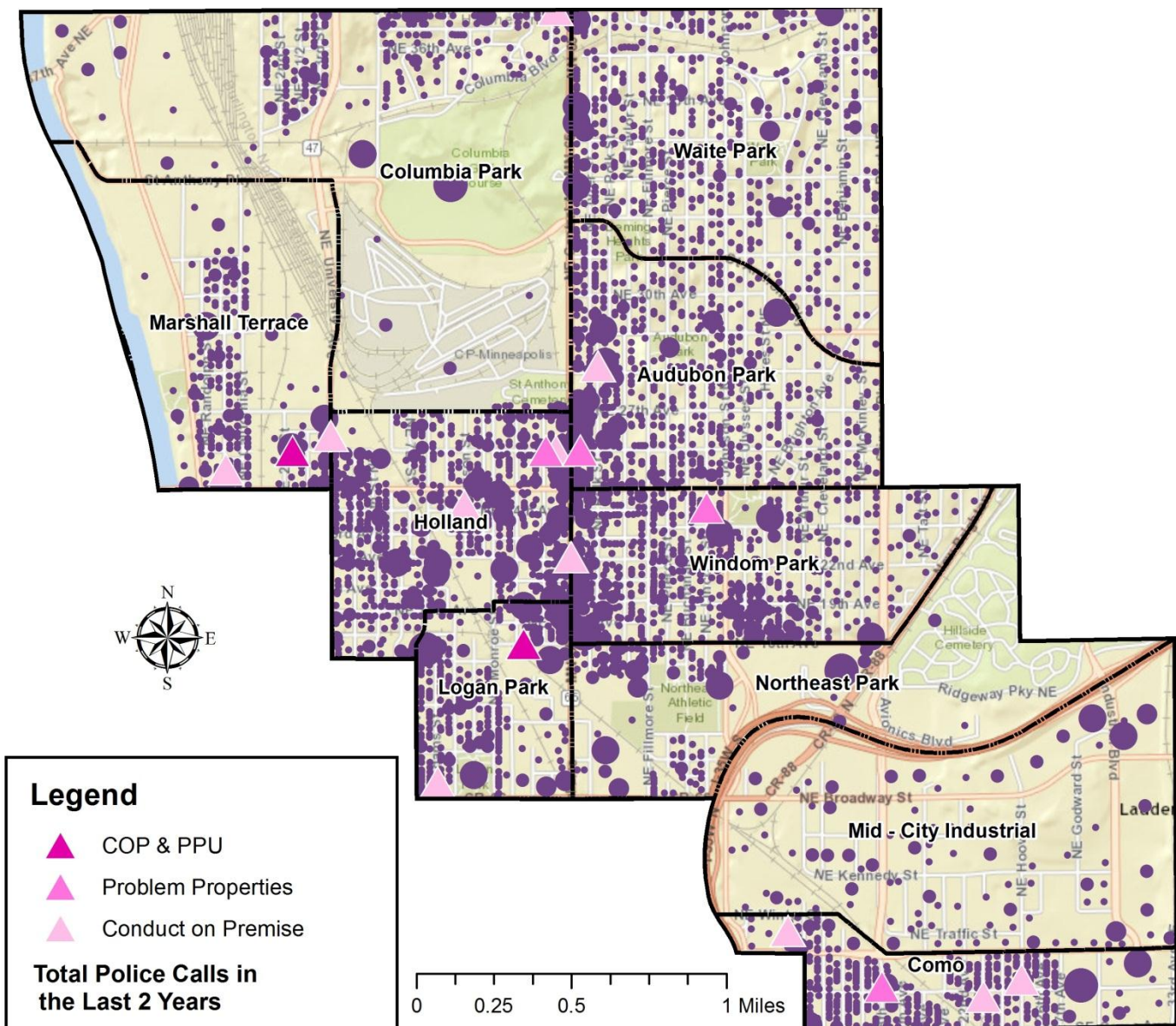
Summary

Neighborhood	CON	VBR	CON & VBR
Windom Park	00	02	01
Ward Total	02	22	06



0 0.25 0.5 1 Miles

Ward 1 Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls



Summary								
Neighborhood	COP	PPU	COP and PPU	1 to 10 Police Calls	11 to 30 Police Calls	31 to 50 Police Calls	51 to 200 Police Calls	201+ Police Calls
Audubon Park	01	01	00	535	22	09	05	01
Columbia Park	01	00	00	190	20	01	01	01
Como	03	01	00	338	12	02	02	01
Holland	03	01	00	558	69	06	12	00
Logan Park	01	00	01	236	24	03	05	01
Marshall Terrace	01	00	01	197	20	03	03	00
Mid-City Industrial	00	00	00	61	26	02	02	00
Northeast Park	00	00	00	103	18	03	02	01
Waite Park	00	00	00	477	18	03	05	00
Windom Park	01	01	00	473	39	04	05	01
Totals	11	04	02	3,168	268	36	42	06
Total Properties: 3,520								

Windom Park Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls (Last 2 Years)



0 0.125 0.25 0.5 Miles

Summary								
Neighborhood	COP	PPU	COP and PPU	1 to 10 Police Calls	11 to 30 Police Calls	31 to 50 Police Calls	51 to 200 Police Calls	201+ Police Calls
Windom Park	01	01	00	473	39	04	05	01
Total Properties: 522								

Legend

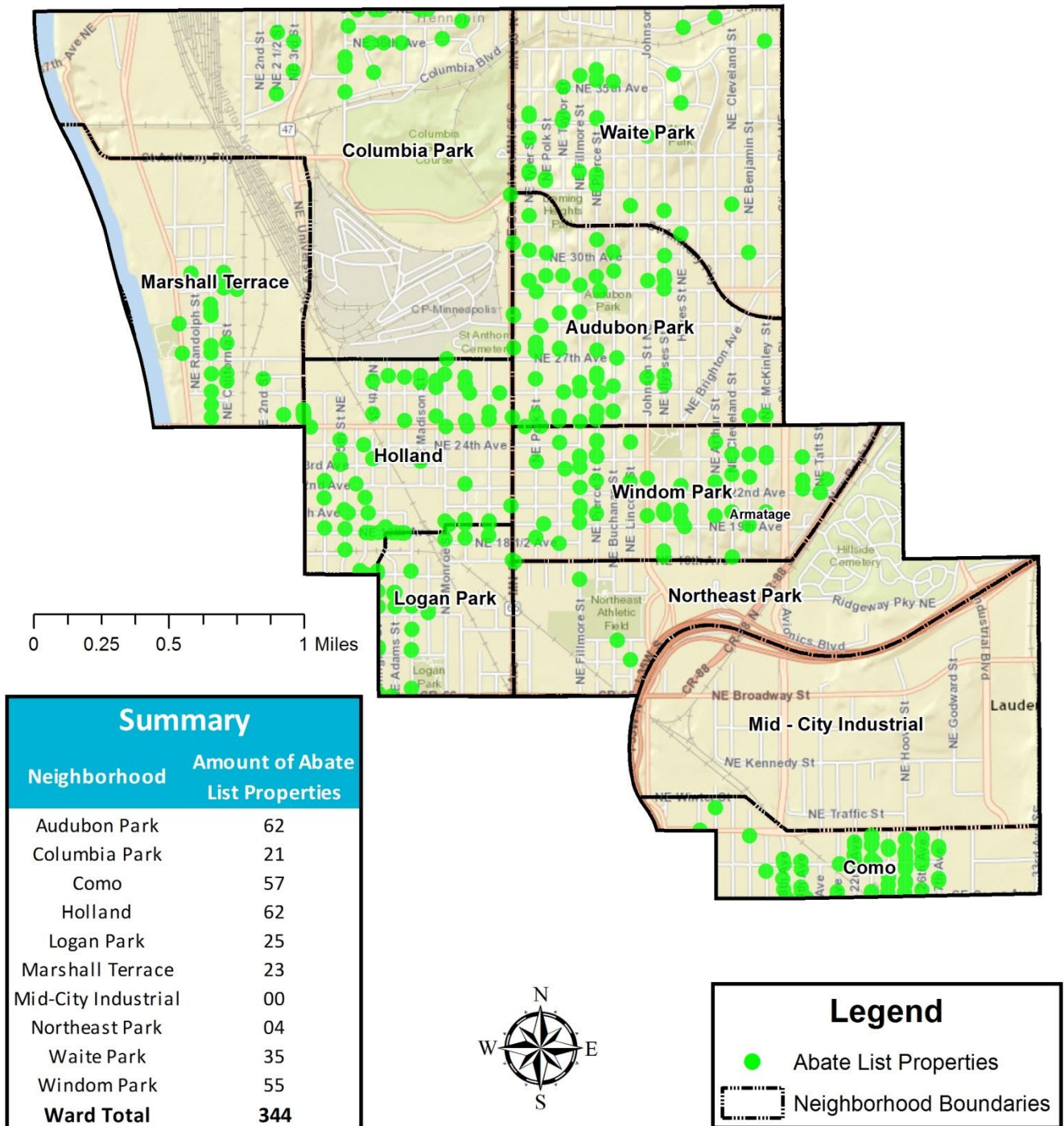
- ▲ Problem Properties
- ▲ Conduct on Premise

Total Police Calls in the Last 2 Years

- 1 to 32 Police Calls
- 33 to 125 Police Calls
- 126 to 325 Police Calls
- 326 to 653 Police Calls

Armatage Neighborhood Boundaries

Ward 1 Abate List Properties



Legend

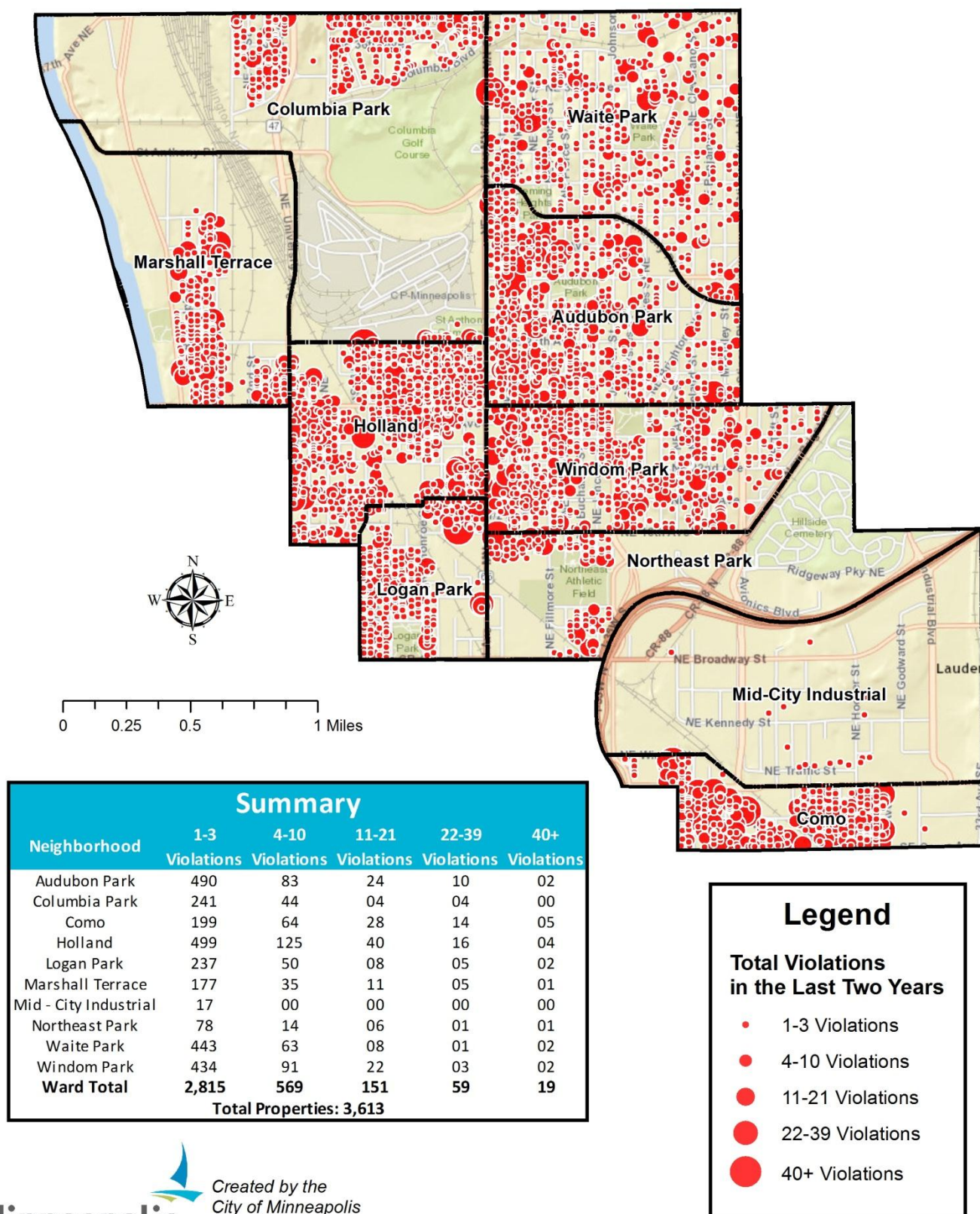
● Abate List Properties



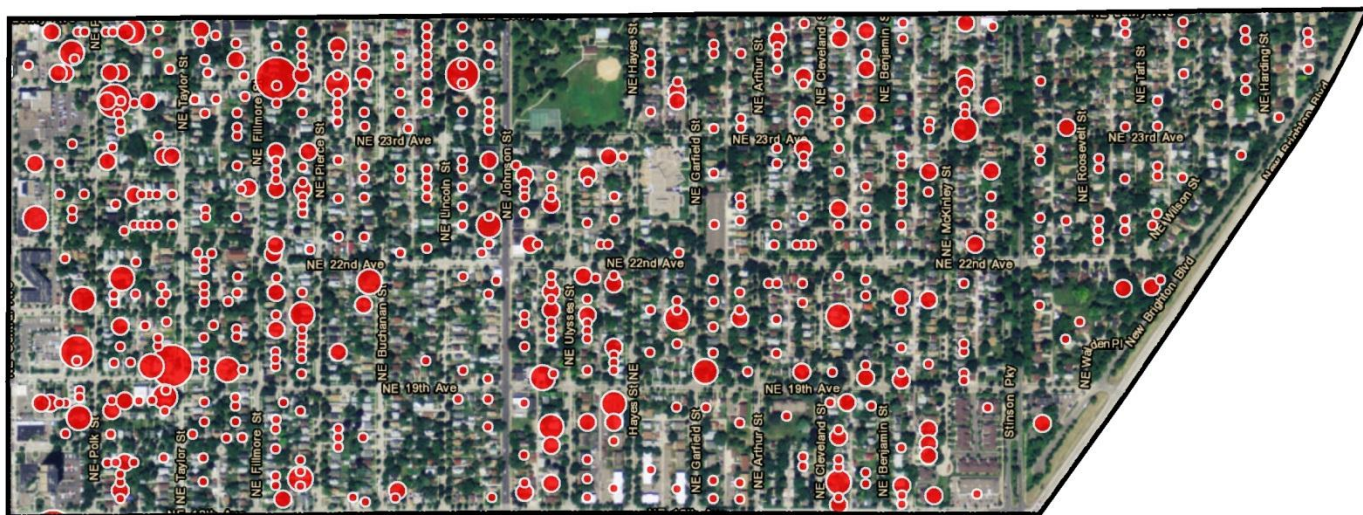
Minneapolis
Regulatory Services

17

Housing Violations in Ward 1 (Last 2 years)



Windom Park Housing Violations (Last 2 years)



Legend

Total Violations in the Last Two Years

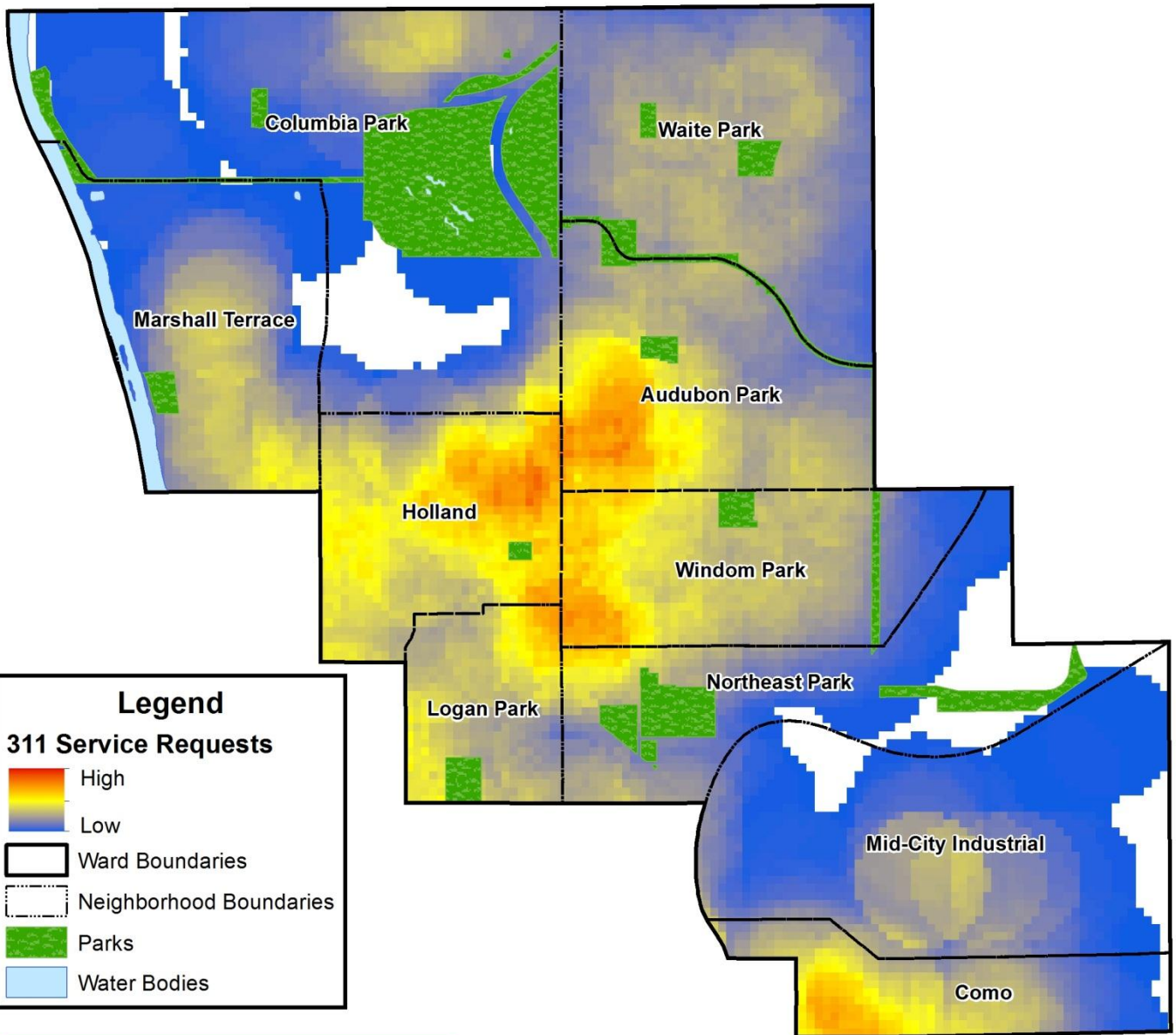
- 1-3 Violations
- 4-10 Violations
- 11-21 Violations
- 22-39 Violations
- 40+ Violations

Summary

Neighborhood	1-3	4-10	11-21	22-39	40+
	Violations	Violations	Violations	Violations	Violations
Windom Park	434	91	22	03	02
Ward Total	2,815	569	151	59	19



Ward 1 2014 311 Service Requests



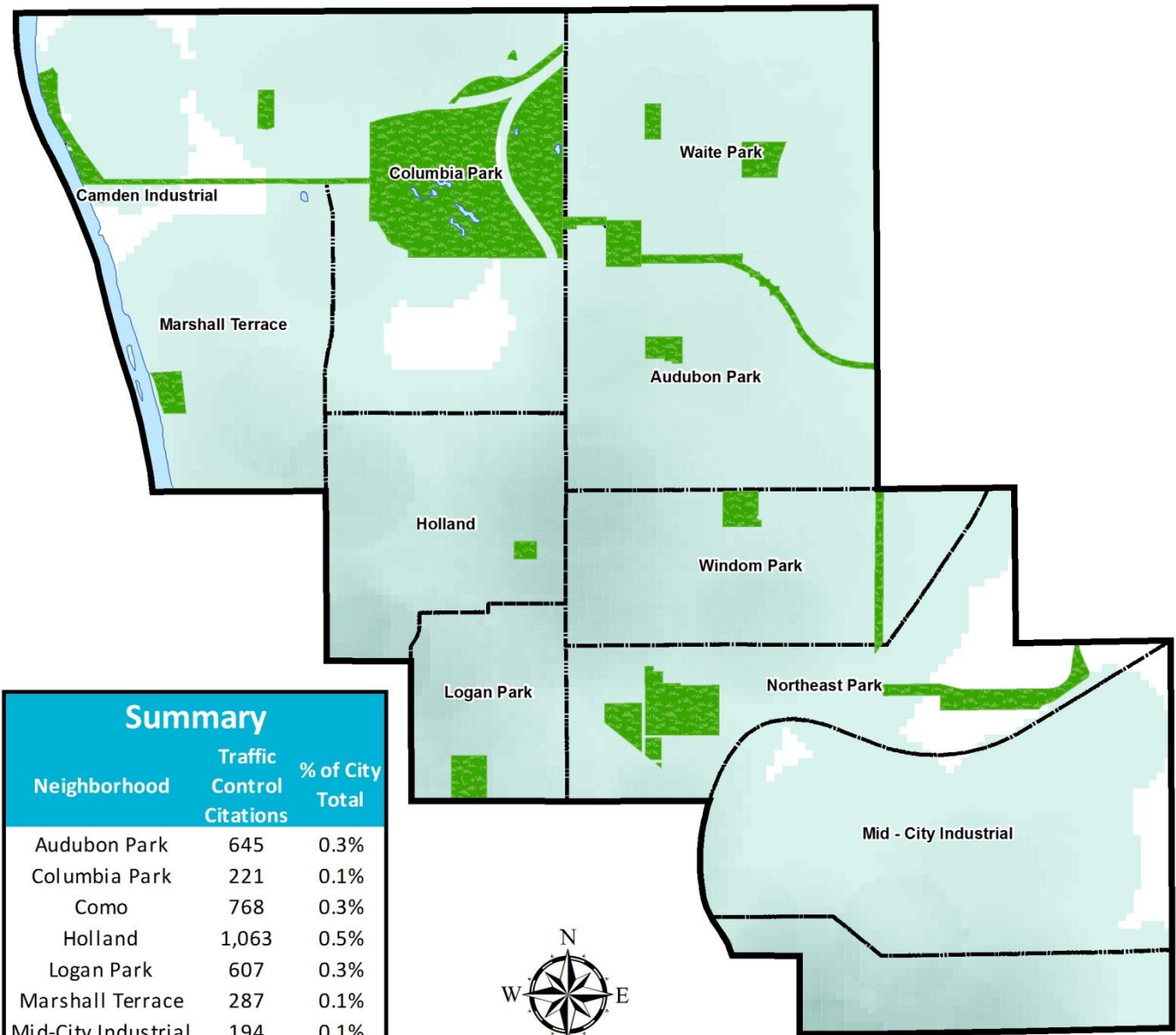
Summary				
Neighborhood	Animal Control	FIS-HIS-PPU	Traffic Control	Grand Total
Audubon Park	92	198	126	416
Columbia Park	28	70	67	165
Como	23	109	57	189
Holland	47	180	190	417
Logan Park	24	60	96	180
Marshall Terrace	30	76	78	184
Mid - City Industrial	5	1	101	107
Northeast Park	16	50	43	109
Waite Park	83	160	93	336
Windom Park	55	133	117	305
Total:	403	1,037	968	2,408



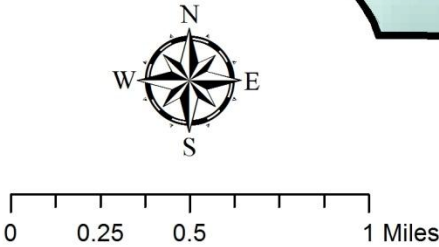
0 0.375 0.75 1.5 Miles

Created by the
City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
May 8, 2015
Regulatory Services

Ward 1 2014 Traffic Control Citations



Summary		
Neighborhood	Traffic Control Citations	% of City Total
Audubon Park	645	0.3%
Columbia Park	221	0.1%
Como	768	0.3%
Holland	1,063	0.5%
Logan Park	607	0.3%
Marshall Terrace	287	0.1%
Mid-City Industrial	194	0.1%
Northeast Park	215	0.1%
Waite Park	323	0.1%
Windom Park	821	0.4%
Ward Total	5,144	2.3%
City Total	224,640	100%



Legend

Ward Boundaries

Neighborhood Boundaries

Parks

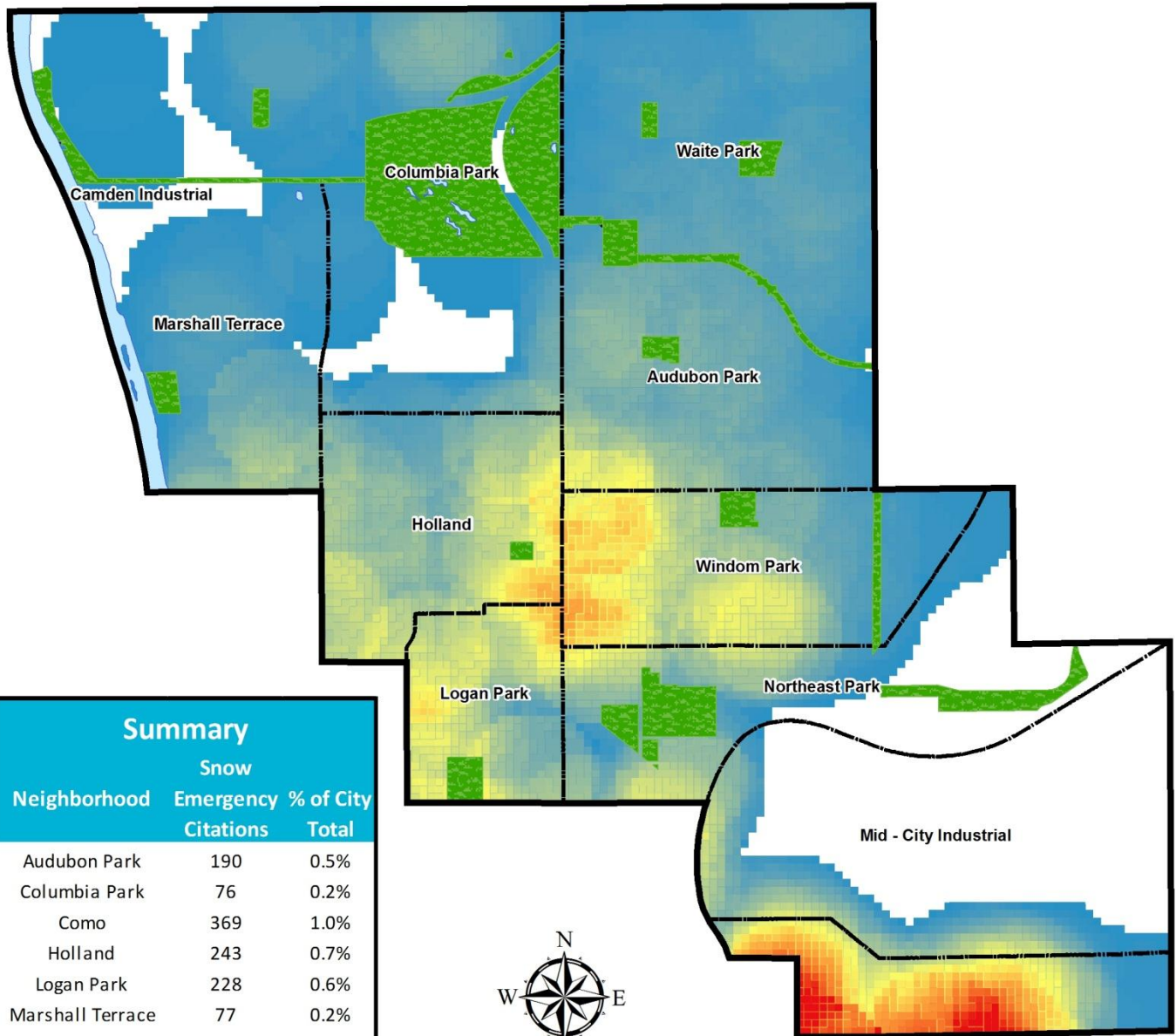
Water Bodies

Citation Concentration

High : 21,800/Sq Mile

Low : 0/Sq Mile

Ward 1 2013-2014 Traffic Control Winter Snow Emergency Citations



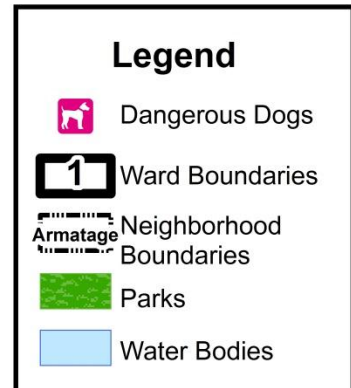
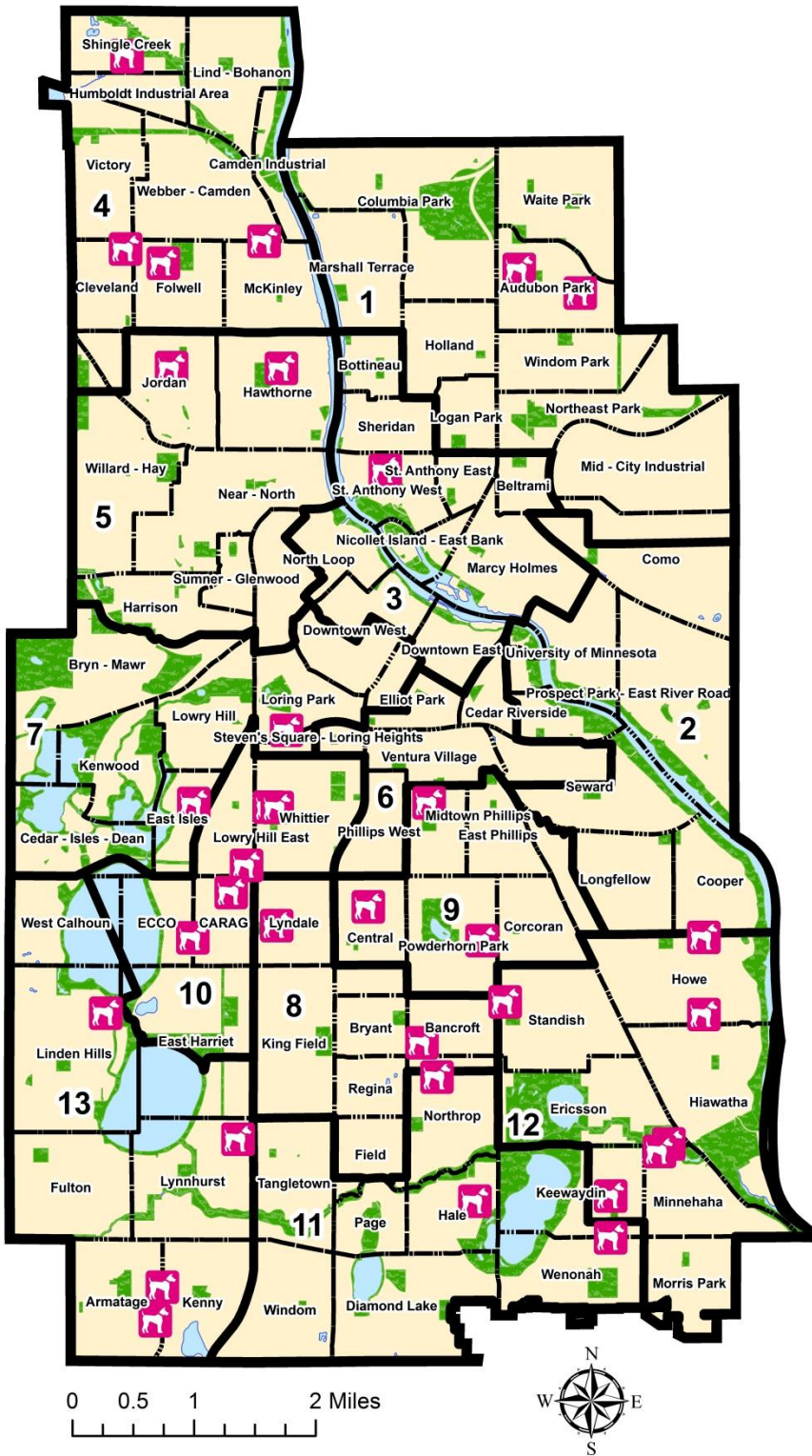
Summary

Neighborhood	Snow Emergency Citations	% of City Total
Audubon Park	190	0.5%
Columbia Park	76	0.2%
Como	369	1.0%
Holland	243	0.7%
Logan Park	228	0.6%
Marshall Terrace	77	0.2%
Mid-City Industrial	5	0.0%
Northeast Park	98	0.3%
Waite Park	102	0.3%
Windom Park	332	0.9%
Ward Total	1,720	4.9%
City Total	35,234	100%

Legend

- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies
- Citation Concentration**
- High : 1,030 / Sq Mile
- Low : 0 / Sq Mile

Citywide Dangerous Dogs



Summary

Ward	Dangerous Dogs	Percentage of Total Dangerous Dogs
01	02	5.7%
02	00	0.0%
03	01	2.9%
04	05	14.3%
05	02	5.7%
06	00	0.0%
07	02	5.7%
08	02	5.7%
09	03	8.6%
10	05	14.3%
11	03	8.6%
12	06	17.1%
13	04	11.4%
Total Dangerous Dogs: 35		

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

Nuria Rivera-Vandermyde

Director

Nuria.Rivera-Vandermyde@minneapolismn.gov

(612) 673-3726

To reach our data analysts, contact:

Noah Schuchman

Deputy Director, Operations & Business Improvement

Noah.Schuchman@minneapolismn.gov

(612) 673-2781

Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>

See more Profiles:

<http://www.ci.minneapolis.mn.us/regservices/profiles>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control